



**20 St. Fillans Place, Dundee, DD3 9HZ**

**Offers Over £125,000**

Contact Solicitors for an  
appointment to view or contact  
seller direct outwith office hours

**07702811673**

**Chamber Practice** 





Great opportunity to purchase this three bed semi-detached villa situated in a well established residential area within walking distance of many local amenities including convenience stores, schools and public transport links. Camperdown and Clatto Country Parks, Kingsway West Retail Park and Dundee City Centre are all within easy reach.

Accommodation comprises: entrance hall with under stair storage cupboard, connecting doors to lounge and bathroom and carpeted staircase leading to upper floor; bright and airy lounge with windows to front and side; spacious kitchen fitted with a range of base and wall mounted units with contrasting worktops and tiled splashbacks, integrated gas hob and electric oven, under counter fridge and freezer, window to rear and external door leading to rear garden; bathroom with W.C., wash hand basin and shower bath with electric shower over, attractive tiling and wet-wall panelling; on the upper floor there are three double bedrooms, two of which have wardrobe/storage facilities. Externally there are private gardens to front and rear and paved driveway providing ample off street parking facilities.

This particular property will appeal to a variety of purchasers and early viewing is recommended.

- **Popular Location**
- **Many Local Amenities**
- **Hallway**
- **Lounge**
- **Kitchen**
- **Bathroom**
- **3 Double Bedrooms**
- **Double Glazing**
- **Gas Central Heating**
- **Private Gardens**
- **Driveway**
- **Ideal Family Home**





Dundee, the City of Discovery, is a modern and vibrant city set in a stunning location at the mouth of the River Tay on the east coast of Scotland with a population of approx. 142,000.

The city benefits from a central geographic location, with 90% of Scotland within 90 minutes drive. Dundee is a main station on the UK east coast line, has excellent motorway network access and a regional airport with direct flights from London. It is also a significant cruise ship port and is currently undergoing a multimillion pound regeneration of its waterfront connecting the city centre to the River Tay once again.

Dundee is attracting inward investment from around the world and has been receiving recognition on the world stage, being described as the best city U.K, and one of the best places in Europe to visit.



**Chamber Practice** 

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